

3030 Waterview Ave, Baltimore, MD, 21230

**AVAILABLE FOR LEASE**  
**40,000 - 246,635 SF**

ELIGIBLE  
ENTERPRISE ZONE  
BENEFITS  
FOREIGN TRADE  
ZONE  
(FTZ)

**TOD-4  
ZONING**

**WATERVIEW COMMERCE CENTER**

JLL BALTIMORE INDUSTRIAL



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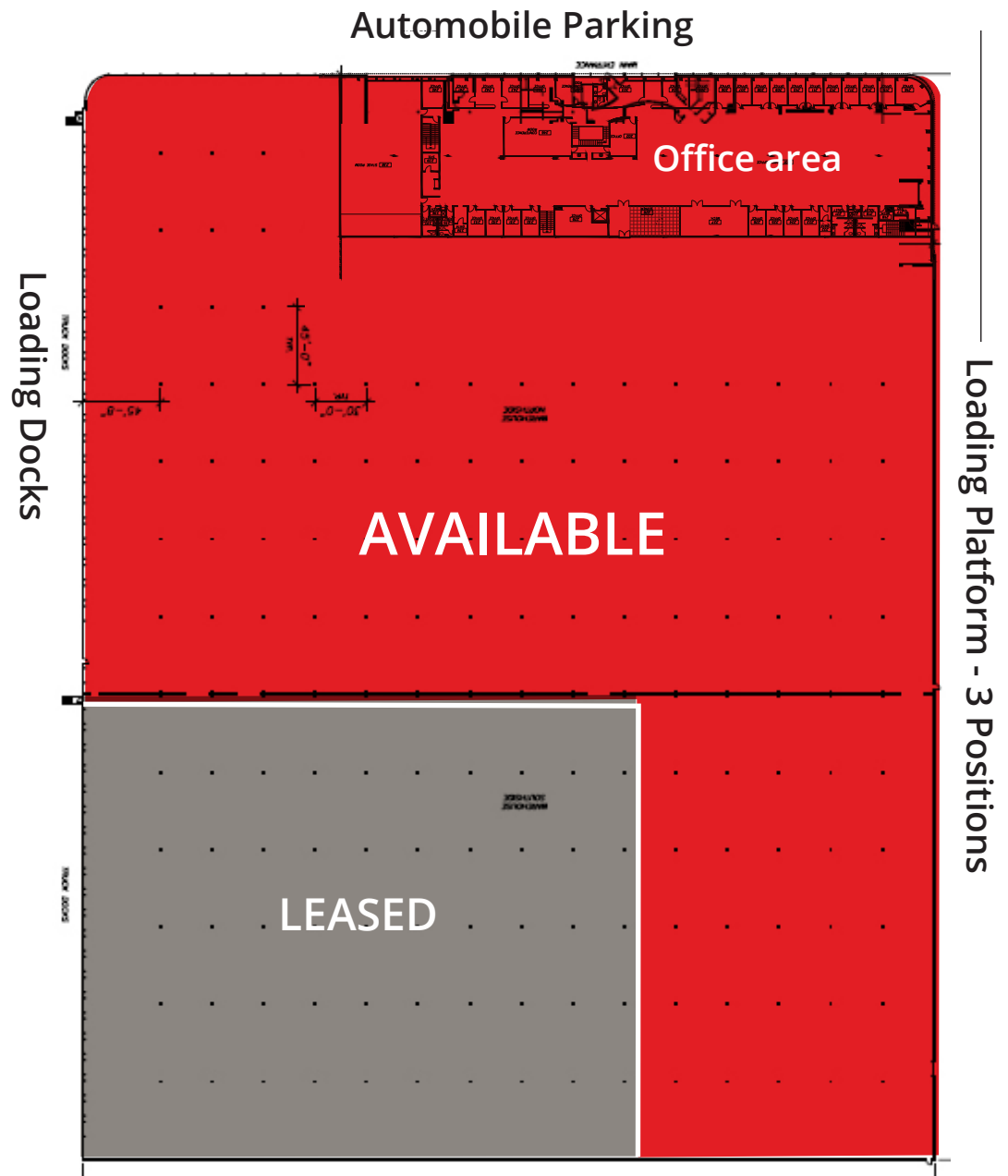
Rob Maddux  
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**Heavy Power  
(3000 amps of 277/480 volt  
3 phase 4 wire)**

- Conditioned warehouse
- 40,000 - 246,635 SF
- 30,000 - 60,000 SF of existing office
- 32' clear ceiling height
- One drive-in door
- 30 dock high loading doors
- Secure truck court
- 40'x30' columns
- 300+ car parking spaces
- Trailer Parking
- Access to public transportation

### **TOD-4 Zoning**

**Encourages development conducive to increased transit usage. TOD-4 is employed in areas around existing and anticipated transit stations."**





Baltimore Inner Harbor

Welcome to BALTIMORE PENINSULA

INTERSTATE 295

INTERSTATE 95

Future Mixed Use Development One Wesport

Middle Branch Marina

Waterview Ave

Cherry Hill St

Erick St

Automobile Parking

AVAILABLE

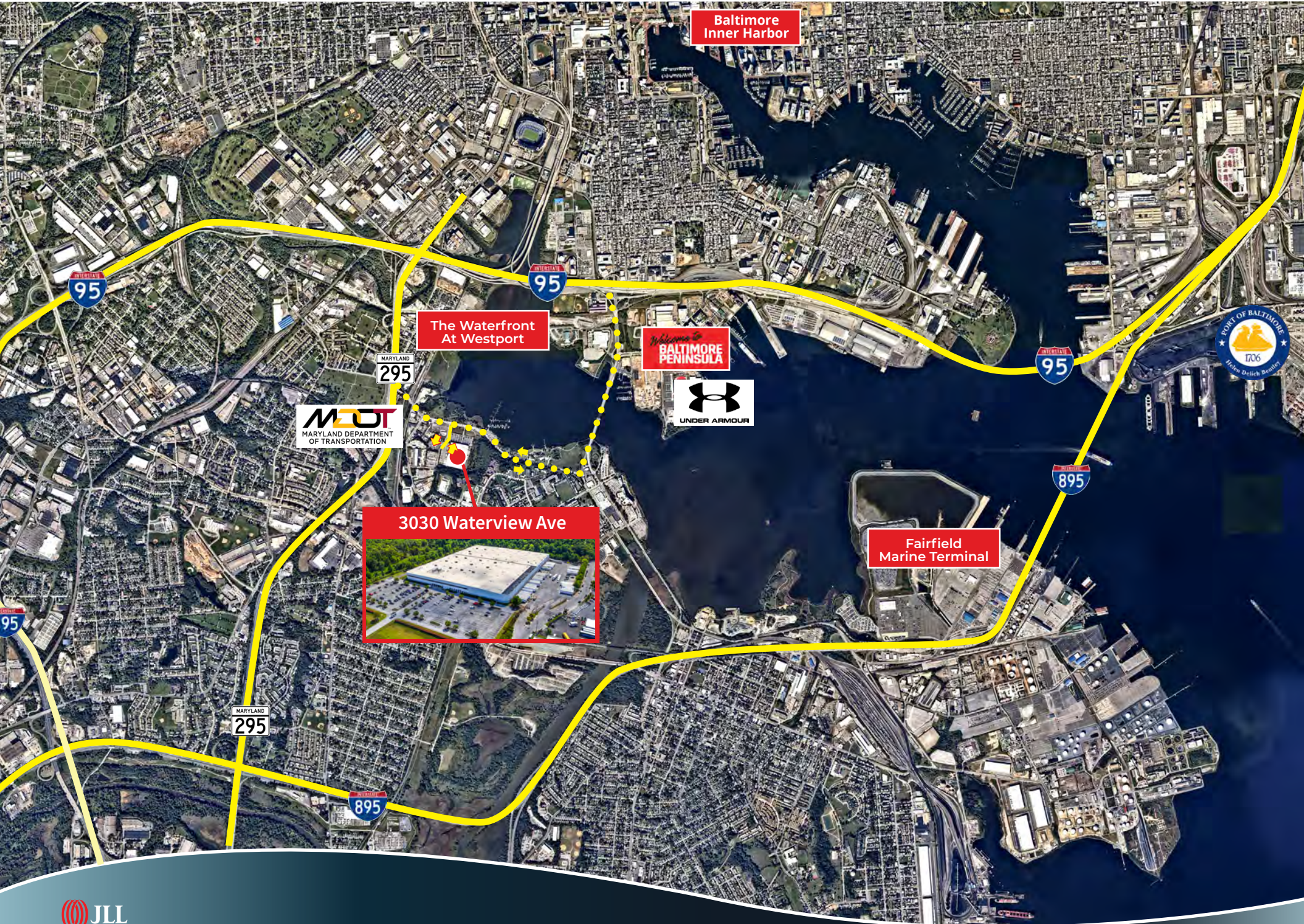
Loading Platform

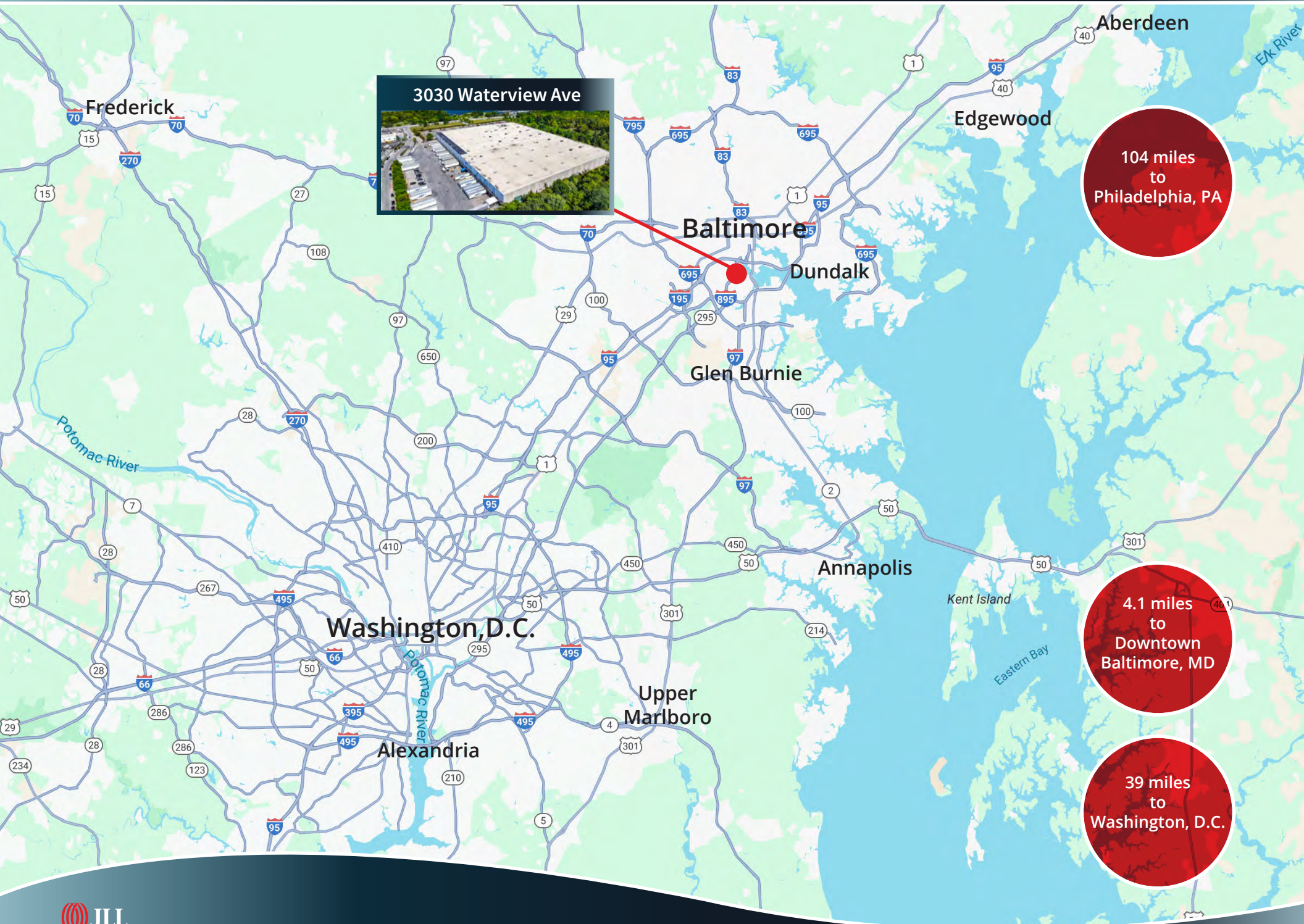
Loading Docks

LEASED

LEASED







104 miles to Philadelphia, PA

4.1 miles to Downtown Baltimore, MD

39 miles to Washington, D.C.

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